
Z-2446
CROWN CASTLE GT CO. LLC
R1 to I1

STAFF REPORT
March 10, 2011

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the owner, by its representative Mona Couch, is requesting rezoning of 0.28 acres to legitimize an existing primary communications tower. This site is located at the northwest corner of the US 231 and CR 275 S intersection, in Lafayette, Wea 6 (SW) 22-4.

Petitioner would like to be able to co-locate additional equipment from other cell phone companies on their existing cell towers. (In an effort to reduce the number of cell towers, staff, as well as the City of Lafayette, encourages co-location.) In order to allow co-location, the existing cell towers would have to be legally conforming. Petitioner is attempting to remedy this by subdividing, rezoning, and applying for variances on several cell towers.

ZONING HISTORY AND AREA ZONING PATTERNS:

The rezone area is currently zoned R1 as is the surrounding properties to the northwest. R1B zoning exists across the highway to the east and land to the south is zoned A. This site is also the subject of a subdivision on the same agenda (S-4228).

AREA LAND USE PATTERNS:

The site in question has an existing cell tower and several small equipment storage buildings within a fenced enclosure. A farm field is immediately to the northwest with small single-family subdivisions in the area to the west. Across US 231 to the east is a large single-family subdivision.

TRAFFIC AND TRANSPORTATION:

According to the *Thoroughfare Plan*, US 231 is a primary arterial; CR 275 S is a local road. Access to this site is gained from an existing entrance off of CR 275.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water do not serve this site. A 20' type B buffer yard is required where I1 is adjacent to R1. The property would be required to install half the buffer or 10' on their site. The side and rear setbacks will increase if the rezone is approved. These development standards will be addressed with the city engineer's office and the Lafayette Division of the BZA.

STAFF COMMENTS:

This rezone is being requested to accommodate an existing primary communications tower and to prevent the need for additional cell towers. Petitioner is rezoning several sites in the city to make its existing cell towers conforming. The current residential zoning associated with this site was established before US 231 was relocated. The relocation of this major thoroughfare has created a physical barrier for the expansion of sewer and water. The city engineer's office stated that an extension of utilities could occur but only if a major residential development was to emerge in this area west of the highway.

Since the primary communications tower is existing staff feels confident that this rezone is appropriate because the I1 zoning is the least intensive zone that allows towers without a special exception. It is staff's opinion that allowing this site to be rezoned will not significantly alter the character of the area because the existing use is a need associated with residential zones.

STAFF RECOMMENDATION:

Approval